

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	1363 Oak Crest Way, Antioch, CA 94531	Order ID	9366567	Property ID	35460799
Inspection Date	05/25/2024	Date of Report	05/27/2024		
Loan Number	55879	APN	0553700196		
Borrower Name	Redwood Holdings LLC	County	Contra Costa		

Tracking IDs					
Order Tracking ID	Aged_BPO_5.24	Tracking ID 1	Aged_BPO_5.24		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	REDWOOD HOLDINGS LLC	Two story contemporary on a corner lot. Pool/spa in rear. Fenced rear/side yard. Renovated interior just prior to listing on market. Tile roof. Stucco siding. Two fireplaces. HVAC. Built-in garage. No signs of any needed repairs on exterior.
R. E. Taxes	\$5,249	
Assessed Value	\$451,767	
Zoning Classification	Residential R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(All doors and windows are secured.)		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subdivision of single and two story contemporary homes. Antioch schools, K-12. Located on the southeastern edge of Antioch near Kaiser Hospital. Close to schools, park, shopping and freeway. Not a distress driven market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$710,000 High: \$950,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1363 Oak Crest Way	2476 Mammoth Way	2510 Vallecito Way	5172 Judsonville Drive
City, State	Antioch, CA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94531	94531	94531	94531
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.81 ¹	0.91 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$885,950	\$789,000	\$938,000
List Price \$	--	\$885,950	\$789,000	\$938,000
Original List Date		04/27/2024	05/09/2024	04/19/2024
DOM · Cumulative DOM	-- · --	7 · 30	18 · 18	27 · 38
Age (# of years)	26	23	24	22
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,618	3,596	3,357	4,239
Bdrm · Bths · ½ Bths	5 · 3	4 · 3 · 1	5 · 3	5 · 3 · 1
Total Room #	11	12	11	13
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--	--
Lot Size	0.16 acres	0.2 acres	0.14 acres	0.35 acres
Other	Solar Panels(Owned)	None	None	None

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Pending sale. MOST similar to subject. Superior due to larger GLA, half bath and extra garage parking. Updates are above average for market, similar to subject.

Listing 2 Not under contract. Inferior due to GLA and no pool/spa. Above average updating just prior to listing. Vacant.

Listing 3 Superior location, close to regional park. Superior due to GLA, acreage, half bath and garage parking. Renovated kitchen. Overall, above average updating. Pending sale.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1363 Oak Crest Way	1992 Finger Peak Way	5416 Southwood Way	1976 Mount Henry Ct
City, State	Antioch, CA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94531	94531	94531	94531
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.27 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$900,000	\$899,000	\$699,000
List Price \$	--	\$900,000	\$899,000	\$699,000
Sale Price \$	--	\$890,000	\$874,000	\$810,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	03/01/2024	04/01/2024	08/31/2023
DOM · Cumulative DOM	-- · --	34 · 58	15 · 39	10 · 41
Age (# of years)	26	22	26	21
Condition	Good	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,618	3,871	3,616	3,579
Bdrm · Bths · ½ Bths	5 · 3	6 · 4	6 · 4 · 1	4 · 3
Total Room #	11	13	11	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.16 acres	0.2 acres	0.26 acres	0.2 acres
Other	Solar Panels(Owned)	None	None	None
Net Adjustment	--	-\$15,000	-\$25,000	+\$50,000
Adjusted Price	--	\$875,000	\$849,000	\$860,000

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Superior due to GLA, baths and garage. Updated similar to subject, above average condition. -\$35K for larger GLA, -\$10K for extra full bath and -\$10K for extra garage. \$30K for no pool. \$10K for solar panels.
- Sold 2** Same subdivision. MOST similar to subject. Above average updating, similar to subject. Adjustment of -\$15K for superior baths, -\$10K for one extra garage and -\$10K for superior acreage. \$10K for solar panels.
- Sold 3** Intentionally listed below market for quicker sale, 9 offers. Inferior due to less GLA and condition. Moderate updating, but updates inferior to subject. Reviewed MLS photos. Adjustment of \$5K for inferior GLA. \$50K for inferior updating. -\$5K for superior acreage and -\$10K for extra garage. \$10K for solar panels.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	E3 Realty and Loans	Currently listed on market, not under contract.					
Listing Agent Name	Ryan Evanston						
Listing Agent Phone	925-783-5164						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
05/17/2024	\$898,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$860,000	\$860,000
Sales Price	\$850,000	\$850,000
30 Day Price	\$819,000	--
Comments Regarding Pricing Strategy		
<p>Subject is recently listed on market. Listed price appears a bit high for this market, however, depends on amount of inventory and subject is highly renovated. SC2 is most similar to subject. Subjects valuation based upon three sold comparables in this report. Current market conditions are showing some slight increase in inventory with less buyer demand due to higher values. However, last 12 months and beyond, values have been stable due to historic low inventory.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side

Subject Photos



Street



Street



Other



Other



Other

Listing Photos

L1 2476 Mammoth Way
Antioch, CA 94531



Front

L2 2510 Vallecito Way
Antioch, CA 94531



Front

L3 5172 Judsonville Drive
Antioch, CA 94531



Front

Sales Photos

S1 1992 Finger Peak Way
Antioch, CA 94531



Front

S2 5416 Southwood Way
Antioch, CA 94531



Front

S3 1976 Mount Henry Ct
Antioch, CA 94531



Front

ClearMaps Addendum

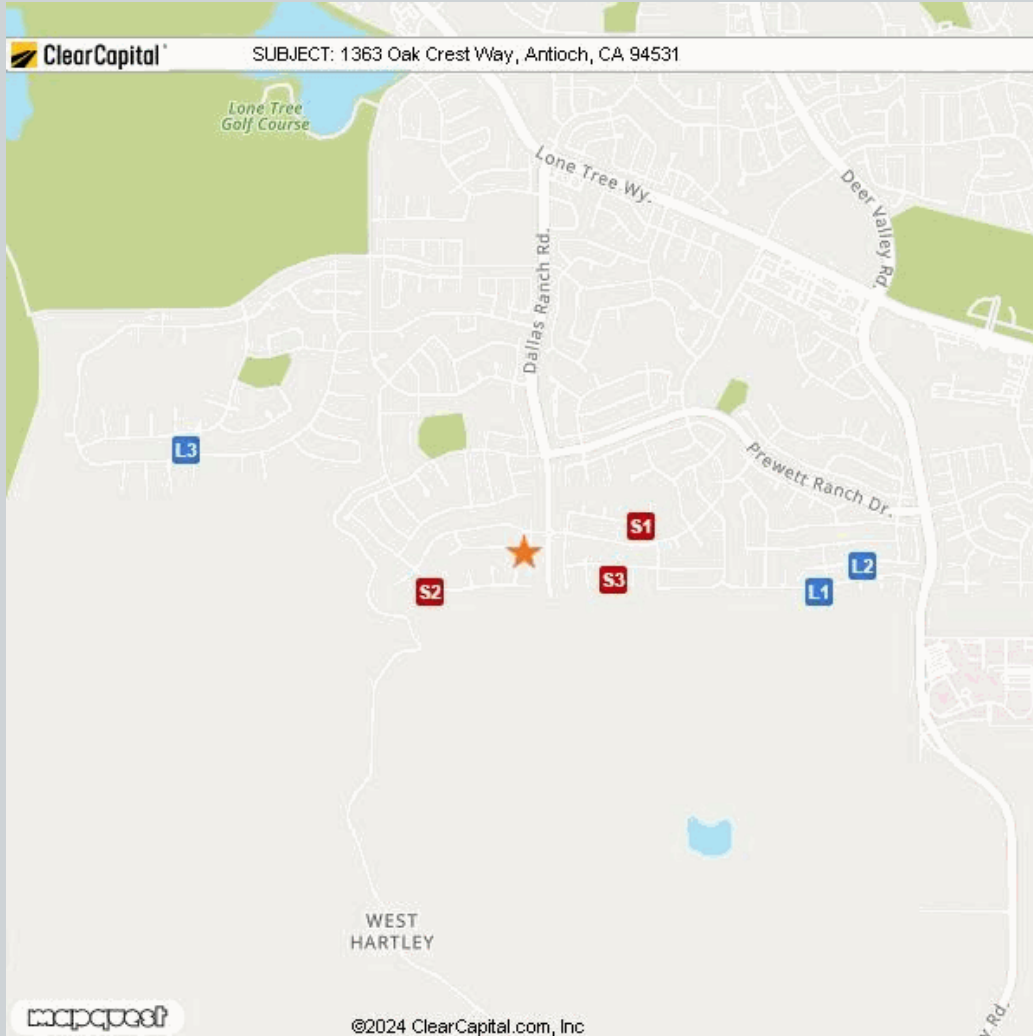
Address ★ 1363 Oak Crest Way, Antioch, CA 94531

Loan Number 55879

Suggested List \$860,000

Suggested Repaired \$860,000

Sale \$850,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1363 Oak Crest Way, Antioch, CA 94531	--	Parcel Match
L1 Listing 1	2476 Mammoth Way, Antioch, CA 94531	0.81 Miles ¹	Parcel Match
L2 Listing 2	2510 Vallecito Way, Antioch, CA 94531	0.91 Miles ¹	Parcel Match
L3 Listing 3	5172 Judsonville Drive, Antioch, CA 94531	0.95 Miles ¹	Parcel Match
S1 Sold 1	1992 Finger Peak Way, Antioch, CA 94531	0.32 Miles ¹	Parcel Match
S2 Sold 2	5416 Southwood Way, Antioch, CA 94531	0.27 Miles ¹	Parcel Match
S3 Sold 3	1976 Mount Henry Ct, Antioch, CA 94531	0.26 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Michael Gadams	Company/Brokerage	Bay Area Homes Sales and Evaluations
License No	01037884	Address	5047 Wittenmeyer Court Antioch CA 94531
License Expiration	05/12/2028	License State	CA
Phone	9257878676	Email	mfgadams61@gmail.com
Broker Distance to Subject	0.63 miles	Date Signed	05/27/2024

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.